

Hayes Township Planning Commission  
December 21<sup>st</sup>, 2021  
Regular Meeting  
At Hayes Township Hall

**CALL TO ORDER:** Chair Roy Griffitts called the meeting to order at 7:00 p.m.

Members present Roy Griffitts (Chair), Ed Bajos, Matt Cunningham (Board of Trustee Representative), Rex Greenslade (ZOOM), Omar Feliciano (Vice-Chair), and Marilyn Morehead, Steve Bulman

Also, present: Ron VanZee (Zoning Administrator), and April Hilton (Recording Secretary/Deputy Clerk).

Audience members signed in: Robert Jess, Greg Denzinger, Tim Boyko, Mike Keen, Mary Keen, Luanne Kozma, Ellis Boal, Bruce Wood, Michael Wood, Janyce Whitley, Doug Kuebler, and Abe Manthei.

**PLEDGE OF ALLEGIANCE TO THE FLAG:** Mr. Griffitts led the Pledge of Allegiance.

**REVIEW AGENDA:**

Mr. Griffitts made a motion, supported by Ms. Morehead to approve the agenda as amended.

Motion Passed

Yeas: Roy Griffitts, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

**RESUMPTION OF PUBLIC HEARING ON BAY HARBOR YACHT CLUB SPECIAL USE PERMIT APPLICATION- APPLICATION WITHDRAWN BY APPLICANT.**

Public hearing opened 7:02pm

Ms. Morehead made a motion, supported by Mr. Feliciano, to approve the closing of the Bay Harbor Yacht Club Public Hearing after applicant withdrew their application.

Motion Passed

Yeas: Roy Griffitts, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

Public hearing closed 7:03pm

**DECLARATIONS OF CONFLICTS OF INTERESTS:** None

**APPROVAL OF MINUTES NOVEMBER 16<sup>th</sup>, 2021 REGULAR MEETING:**

Mr. Cunningham made a motion, supported by Mr. Feliciano, to approve the November 16, 2021 regular meeting minutes as presented. Motion passed.

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Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

**APPROVAL OF MINUTES NOVEMBER 23<sup>RD</sup>, 2021 SPECIAL USE PERMIT PUBLIC HEARING MEETING:**

Mr. Bajos made a motion, supported by Mr. Cunningham, to approve the November 23<sup>rd</sup>, 2021 special use permit public hearing minutes as amended.

Motion Passed

Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

**PUBLIC COMMENTS UNRELATED TO AGENDA ITEMS:**

Public comments open at 7:06pm

Comments included discussion of the court case against the Township which was dismissed.

Public comments closed at 7:13 pm

**REPORT OF TOWNSHIP BOARD REPRESENTATIVE TO THE PLANNING COMMISSION:**

Matt Cunningham gave an oral report of the December 13th, 2021 Board of Trustees meeting. The next Board meeting will be January 10<sup>th</sup>, 2022.

**REPORT OF ZONING BOARD OF APPEALS REPRESENTATIVE:** N/A

**ZONING ADMINISTRATOR REPORT:** Ron VanZee presented an oral Zoning Administrator report. A copy of this report is available at the township hall.

**NEW BUSINESS**

Public hearing opened 7:16pm

PUBLIC HEARING REZONE PARCEL 15-007-115-009-00 REQUEST BY BRUCE AND CONNIE WOOD TO REZONE PARCEL FROM AGRICULTURAL DISTRICT TO RURAL RESIDENTIAL.

NO PUBLIC COMMENT

PUBLIC HEARING CLOSED AT 7:22PM

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Mr. Bajos made a motion, supported by Ms. Morehead, to approve the rezone for Parcel 15-007-115-009-00 requested from Agricultural District to Rural Residential. A roll call was taken.

Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

**MANTHEI CORPORATION PRE-APPLICATION CONSULTATION**

Pre-application consultation was presented by Abe Manthei for a Redi-Mix Plant public hearing request.

**ANNUAL ORGANIZATIONAL MEETING**

Mr. Bajos made a motion, supported by Mr. Bulman, to approve the meeting dates for the 2022 annual year.

Motion Passed

Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

Mr. Bajos made a motion, supported by Ms. Morehead, to amend the November meeting date to November 15<sup>th</sup>, 2022.

Motion Passed

Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

Chair nomination opens for chair

Mr. Bajos made a motion, supported by Mr. Cunningham, to nominate Roy Griffiths as Chair of Planning Commission.

Yeas: Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

Abstained: Roy Griffiths

Mr. Bajos made a motion, supported by Ms. Morehead to close nomination.

Vice-Chair nomination opened

Mr. Cunningham made a motion, supported by Mr. Bulman, to nominate Omar Feliciano as Vice-Chair of the Planning Commission.

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Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Marilyn Morehead, Steve Bulman.

Nays: None

Abstained: Omar Feliciano

Mr. Bajos made a motion, supported by Mr. Cunningham, to close nominations.

Motion Passed

Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

**SET/CONFIRM DATE OF NEXT REGULAR PLANNING COMMISSION MEETING:**

Next regular Planning Commission meeting will take place on January 18<sup>th</sup>, 2022 at 7:00 pm at the Township Hall.

**PUBLIC COMMENT:**

Public comments open at 8:16 pm

Comments included support for the Manthei Corp. pre-application consultation.

Public comments closed at 8:17 pm.

**ADJOURNMENT:**

Mr. Bajos made a motion, supported by Mr. Cunningham, to adjourn the meeting at 8:18 pm.

Motion passed.

Yeas: Roy Griffiths, Ed Bajos, Matt Cunningham, Omar Feliciano, Marilyn Morehead, Steve Bulman.

Nays: None

Respectfully Submitted by:

April Hilton

Recording Secretary/Deputy Clerk